


FROM	NAME & TITLE	David E. Scott, Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	CITY COUNCIL BILL 08-0135		

DATE: June 11, 2008

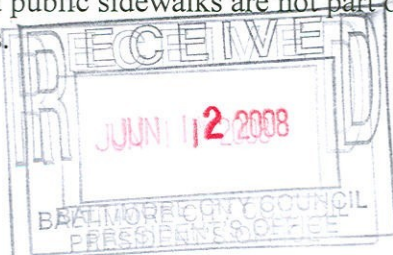
TO
 The Honorable President and Members
 of the Baltimore City Council
 c/o Karen Randle
 Room 400 - City Hall

I am herein reporting on City Council Bill 08-0135 introduced by Council Member Henry on behalf of Belvedere Holdings, LLC.

The purpose of the Bill is to approve certain amendments to the Development Plan of the York Road and Belvedere Avenue (Belvedere Square) Planned Unit Development.

Ordinance 74-771, amended by Ordinances 84-187, 04-858, and 07-500, established the York Road and Belvedere Avenue (Belvedere Square) Planned Unit Development (PUD) and approved the Development Plan submitted by the applicant. The PUD area is located east of York Road, south of Northern Parkway, west of Clearspring Road, and north of Orkney Road. Known as Belvedere Square, the PUD is a mix of retail and office uses located on the north and south sides of Belvedere Avenue. In the last amendment to the PUD, outdoor table service, hours of operation for the table service, and other exterior uses, were defined to allow for a vibrant and welcoming atmosphere without negatively impacting the surrounding communities. The areas where these exterior uses are allowed are clearly defined in an Exhibit B.

City Council Bill 08-0135, if approved, would clarify the requirements for live entertainment and dancing allowed only in Areas A (Ryan's Daughter) and Area B (former Taste Restaurant) by noting the doors will remain closed during these times and that the management of Belvedere Square will be responsible for establishing and maintaining a traffic, parking, security, and trash pickup management plans. In addition, a maximum of 30 special events per year would be permitted for outdoor public gatherings, movies, live music, and multi-day artistic or seasonal festivals. These events would be governed by certain time limitations, decibel levels, and appropriate management of traffic, parking, security, and trash. Tenants of Belvedere Square would also be allowed to have outdoor displays and sell merchandise on the sidewalks and common areas of the PUD. For the purposes of clarity, it is recommended that the Bill be amended to reference the area depicted in Exhibit B, making clear that the parking areas and public sidewalks are not part of the permitted area for merchandise displays and sales.



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Amendment

Beginning on Page 4, line 16, add a reference to the Exhibit B, so that it reads:

“(5) OUTDOOR DISPLAY AND SALE OF MERCHANDISE ARE PERMITTED ~~ON THE SIDEWALK AND COMMON AREAS IN THE AREAS SHOWN IN EXHIBIT B~~ OF THE PLANNED UNIT DEVELOPMENT BY TENANTS OF BELVEDERE SQUARE.”

Based on these findings, the Department of Public Works has no objection to the passage of City Council Bill 08-0135 as proposed to be amended.


DAVID E. SCOTT
DIRECTOR

DES/MMC:pat

No obj/amend.